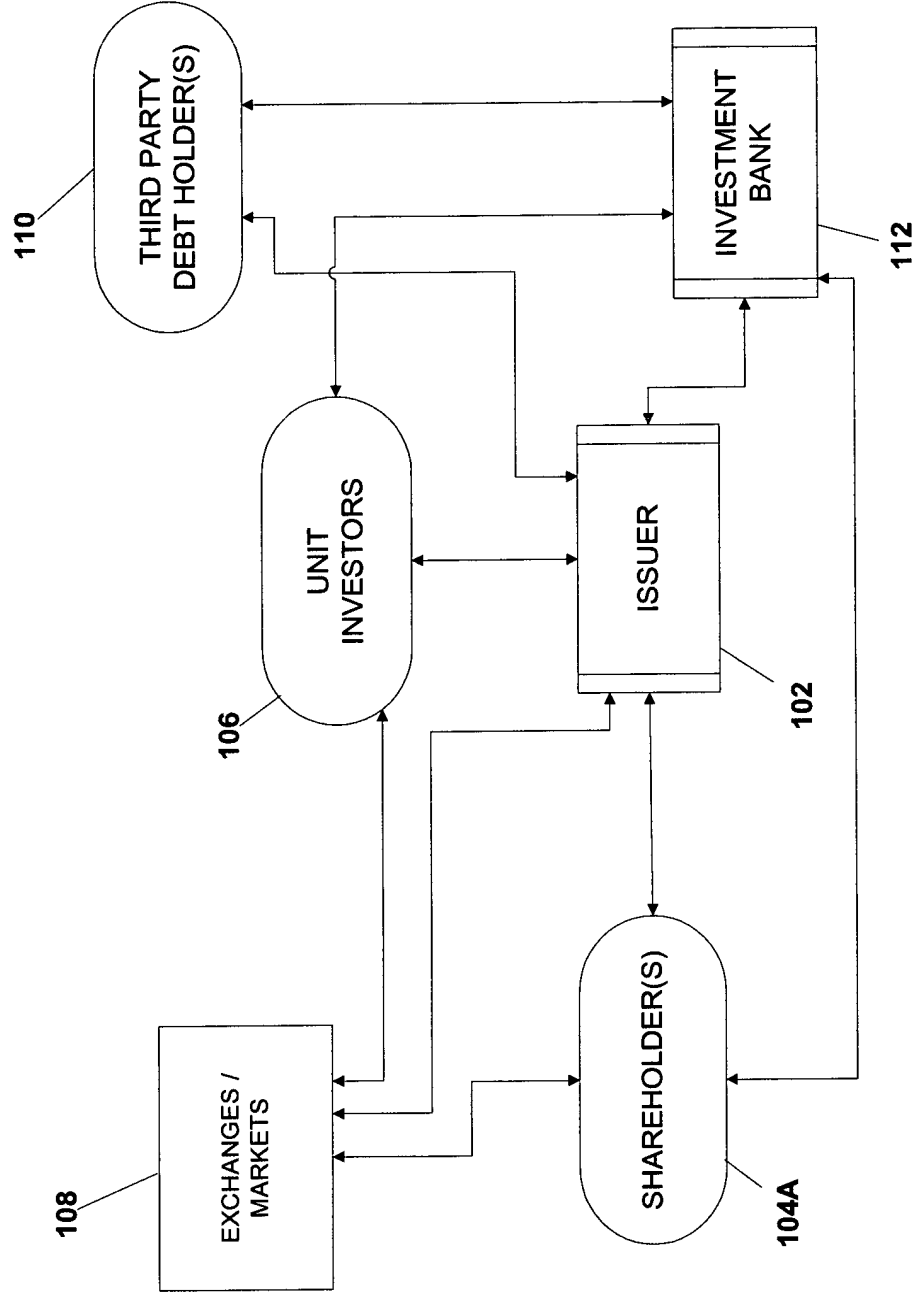
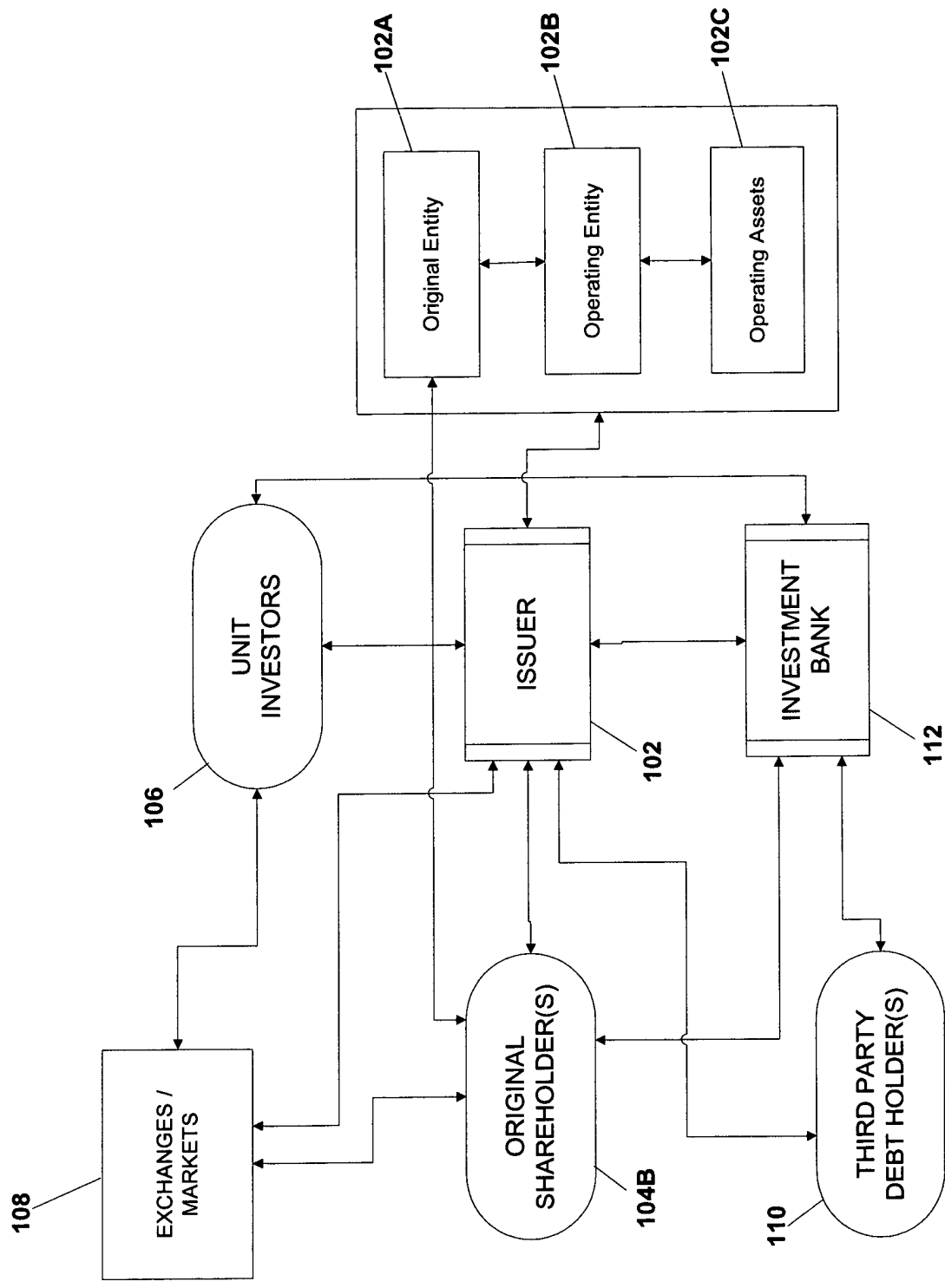


FIG. 1





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EXAMPLE PRICING MATRIX									
Yield %	Capitalized Distributable Cash Flow \$MM	Company Aggregate Value \$MM	Equity Value \$MM	Implied Value of Equity Retained/Held by Shareholders \$MM	Required Dividend \$MM	Required Dividend Yield %	Implied AV / 2004E EBITDA x		
8.0%	813	1,013	513	313	1	0.5%	10.1		
8.5%	765	965	465	265	4	1.8%	9.6		
9.0%	722	922	422	222	6	3.0%	9.2		
9.5%	684	884	384	184	9	4.3%	8.8		
10.0%	650	850	350	150	11	5.5%	8.5		
10.5%	619	819	319	119	14	6.8%	8.2		
11.0%	591	791	291	91	16	8.0%	7.9		
11.5%	565	765	265	65	19	9.3%	7.7		
12.0%	542	742	242	42	21	10.5%	7.4		
12.5%	520	720	220	20	24	11.8%	7.2		
13.0%	500	700	200	0	26	13.0%	7.0		
	204	206	208	210	212	214	216	218	

FIG. 4

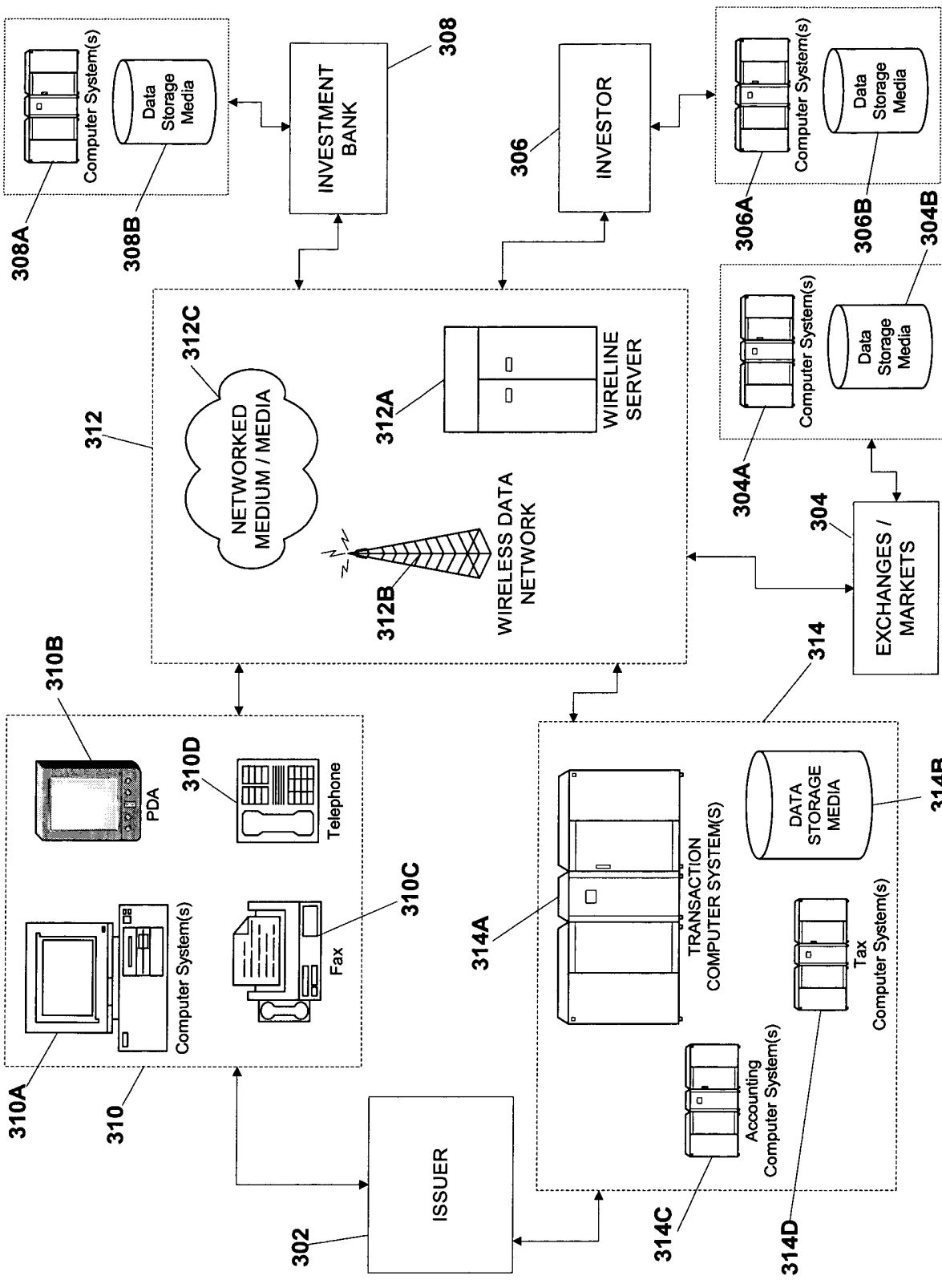


FIG. 5